121.0	0005	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,190,400 / 1,190,400
					USE VALUE:	1,190,400 / 1,190,400
					ASSESSED:	1,190,400 / 1,190,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		WELLINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MORRISON ROBERT L
Owner 2:	
Owner 3:	
Street 1:	18 WELLINGTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MORRISON ROBERT L & EMILY C -
Owner 2:	-
Street 1:	18 WELLINGTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,928 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Clapboard Exterior and 3722 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7928.000	593,200	5,100	592,100	1,190,400
Total Card	0.182	593,200	5,100	592,100	1,190,400
Total Parcel	0.182	593,200	5,100	592,100	1,190,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 319.81 | /Parcel: 319.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

78463

GIS Ref

GIS Ref

Insp Date

04/02/09

!9406!

PREVIOUS ASSESSMENT

Parcel ID: 121.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	593,100	5100	7,928.	592,100	1,190,300	1,190,300	Year End Roll	12/18/2019
2019	101	FV	437,500	5100	7,928.	624,900	1,067,500	1,067,500	Year End Roll	1/3/2019
2018	101	FV	437,500	5100	7,928.	460,500	903,100	903,100	Year End Roll	12/20/2017
2017	101	FV	437,500	5100	7,928.	440,800	883,400	883,400	Year End Roll	1/3/2017
2016	101	FV	437,500	5100	7,928.	407,900	850,500	850,500	Year End	1/4/2016
2015	101	FV	412,600	5100	7,928.	342,100	759,800	759,800	Year End Roll	12/11/2014
2014	101	FV	412,600	5100	7,928.	334,200	751,900	751,900	Year End Roll	12/16/2013
2013	101	FV	412,600	5100	7,928.	318,400	736,100	736,100		12/13/2012

PRINT

Date	Time
12/10/20	23:53:07

LAST REV

Date	Time
06/18/14	10:20:34

philc

PAT ACCT.

9406

USER DEFINED

Prior Id # 1:	78463
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORRISON ROBERT	50901-165		3/18/2008	Family	1	No	No		
PUGATCH ROBERT	28384-40		3/31/1998		498,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2014	453	Alterati	3,500					
11/6/2012	1460	Manual	25,000	C				
10/11/2002	851	Redo Kit	45,000					
11/25/1998	817	Redo Bat	12,000					REMODEL TWO BATHS

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2014	Info Fm Prmt	PC	PHIL C
4/30/2013	Info Fm Prmt	EMK	Ellen K
4/2/2009	Inspected	163	PATRIOT
2/26/2009	Measured	372	PATRIOT
11/17/1999	Mailer Sent		
10/27/1999	Measured	266	PATRIOT
7/10/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7928		Sq. Ft.	Site		0	90.	0.83	10									592,057						592,100	

Total AC/HA: 0.18200 | Total SF/SM: 7928 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 592,057 | Spl Credit | Total: 592,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	50	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.95514381
Const Adj.:	1.00989902
Adj $ / SQ:	125.398
Other Features:	102305
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	728725
Depreciation:	135543
Depreciated Total:	593182

COMMENTS

FRANK HODGDON HOUSE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	6	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

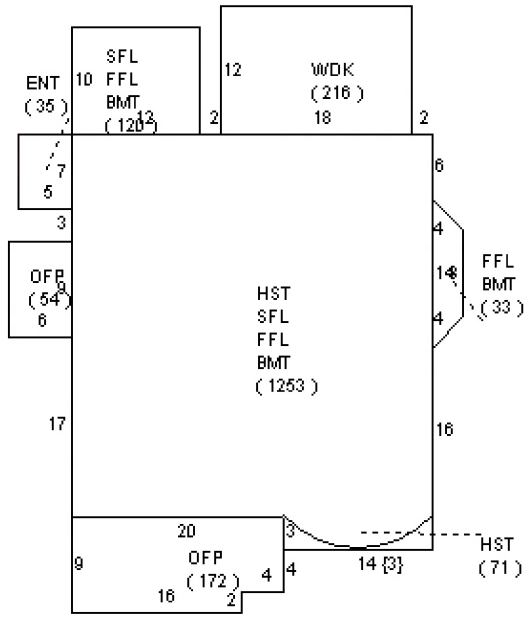
No Unit	RMS	BRS	FL
1	11	6	M
Totals			
1	11	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	151.73
Special Features:	0	Val/Su Net:	111.42
Final Total:	593200	Val/Su SzAd	172.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,406	42.510	59,769
FFL	First Floor	1,406	125.400	176,309
SFL	Second Floor	1,373	125.400	172,171
HST	Half Story	662	125.400	83,013
OFP	Open Porch	226	24.040	5,432
WDK	Deck	216	10.730	2,319
ENT	ENTRY	35	26.660	933
	Net Sketched Area:	5,324	Total:	499,946

Size Ad	3441	Gross Are	5986	FinArea	3722

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

121.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1950	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100